



GLPC AGENDA ITEM # 3

NOVEMBER 25, 2024

Rezoning Request by Valdosta-Lowndes County Development Authority (VLCDA) File #: VA-2024-19

The VLCDA is requesting to rezone 2.56 acres from Residential Agricultural (R-A)(county), to Heavy Industrial (M-2)(city). The subject property is located at 1311 Old Statenville Road which is along the north side of the road, about 1,600 feet east of the intersection with Clay Road. (The applicant is also seeking annexation of the property, which is being reviewed concurrently under file # HA-2024-20). The property currently contains a mobile home residence that is tenant-occupied. The applicant has recently acquired this property, and is proposing to later remove the residence and combine this property with their other adjacent property to the north (about 50 acres) which is already in the city limits and zoned M-2. The applicant is wanting to market this entire acreage together as one tract, for potential industrial development under one governmental jurisdiction.

The subject property is located within an **Industrial Activity Center (IAC)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of M-2 zoning. (It should be noted here that all forms of Residential zoning are considered “non-compliant” with the Industrial AC Character Area).

The existing land use pattern in this area is dominated by industrial development to the north of Old Statenville Road, and rural residential development to the south of Old Statenville Road (and outside the city limits). Most of these nearby industrial properties are part of the applicant’s “Bassford Business Park” development, which includes both the existing Steeda and Letica industrial facilities, in addition to the large GAF site which is under construction. The applicant formally acquired the subject property this past summer. This is the last of the remaining residential properties along the north side of Old Statenville Road, which were planned to be absorbed as part of the Bassford Business Park. According to the VLCDA master plan, all street access to the industrial park will be from Clay Road and the area along Old Statenville Road will be retained as buffering and open space.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.